

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE

July 22, 2010

## OFFICE OF Planning Department

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

#### 10:00 am

#### **FLAG SALUTE**

**ROLL CALL:** Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Jeffrey Moss, Minor Gray, Larry Sevison and Ken Denio[Absent]

#### REPORT FROM THE PLANNING DIRECTOR

Paul Thompson for Michael Johnson CDRA Director reported that on August 10 the Board of Supervisors will hear an appeal of the Celebration Church, on August 24 Board of Supervisors will hear Bunch Creek Rezone and the Livingston Concrete appeal. The August 12 Planning Commission hearing will be cancelled. August 26<sup>th</sup> will be the Planning Commissions next hearing tentatively scheduled is Cemex modification, Auburn Racquet Club CUP modification, Zoning Text Amendment for the Surface Mining and Reclamation Act.

#### PUBLIC COMMENT - No comments received.

1) 10:05 am 10:05-11:07am

Court reporter was present.

Comments were received from the Public and will be addressed in the Final EIR

FOCUSED DRAFT ENVIRONMENTAL IMPACT REPORT PUBLIC COMMENT HEARING (PEIR - T20070805)

DRY CREEK COMMUNITY PLAN TRANSPORTATION ELEMENT SUPERVISORIAL DISTRICT 1 (ROCKHOLM)

The Placer County Department of Public Works is preparing an update to the Transportation Element Dry Creek/West Placer Community Plan. The purpose of this hearing is to receive comments on the Focused Draft Environmental Impact Report.

**Project Location:** The *Dry Creek/West Placer Community Plan* area is located in south western Placer County and encompasses approximately 9,200 acres. Its boundaries are Baseline Road on the north, the Placer/Sutter County line to the west, the Placer/Sacramento County line to the south, and the City of Roseville to the east.

Total Acreage: 9,200 acres

Community Plan Area: Dry Creek Community Plan

MAC Area: West Placer

Owner/Applicant: Placer County Dept. of Public Works

**County Staff:** 

Public Works Department: Phillip Vassion (530) 745-7500

Planning: (530) 745-3000

Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

2) 10:20 am 11:16-11:18am **EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPM 20060698)** 

GLENBROOK MOBILE HOME PARK

**CATERGORICAL EXEMPTION** 

SUPERVISORIAL DISTRICT 4 (UHLER) **Approved** 

Extension of Time based on project findings and conditions in the staff report. 6:0

Consider a request from Lawrence O. McDermott on behalf of Glenbrook Mobile Estates, L.P., of a three-year extension of time for a previously approved Conditional Use Permit that allowed a 16 space expansion to the existing mobile home park. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.030, (Class 1 R- Extensions of time) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.

**Commissioner** Denio - absent **Project Location**: The project is located at 4800 Auburn Folsom Road, 1,500 feet north

of the corner of Dick Cook and Auburn Folsom Road in the Loomis area.

**APN**: 036-110-044 Total Acreage: 15.8 acres

Zoning: RM-DL 10- SP (Residential Multi-Family, combining Density Limitation of 10

dwelling units per acre, combining Special Purpose)

Community Plan Area: Horseshoe Bar/Penryn Community Plan

MAC Area: Horseshoe Bar MAC

Owner/Applicant: Lawrence O. McDermott on behalf of Glenbrook Mobile Estates,

L.P.

**County Staff:** 

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: (530) 745-2300

3) 10:30 am 11:18-11:26am **CONDITIONAL USE PERMIT (PCPA 20100191)** NYACK TEMPORARY CONCRETE BATCH PLANT

**CATEGORICAL EXEMPTION** 

**SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Approved** 

Conditional Use Permit based upon the findings contained in the staff report a subject to the attached

Consider a request for approval of a Conditional Use Permit from Teichert Construction on behalf of E. Stewart Wells Trust, to allow for the intermittent operation of temporary concrete batch plant from August 2010 to August 2013. The batch plant would facilitate the reconstruction of Interstate 80 from the Bear Valley Road (Carpenter Flat Undercrossing) to Hampshire Rocks Road Undercrossing for the California Department of Transportation. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.060, (Class 4 – Minor Alterations to Land) - Placer County

Environmental Review Ordinance (CEQA Guidelines Section 15304.

recommended **Project Location**: The project is located on Old Nyack Road in the Emigrant Gap area. conditions of **APN**: 066-260-016 approval. **Total Acreage**: 41.55 acres

Zoning: HS-Dc (Highway Service, combining Design Scenic Corridor); FOR 80 ac.

5:0 min. (Forestry, combining 80 acre minimum)

**Commissioner** Community Plan Area: Placer County General Plan

Sevison -MAC Area: none

abstained Owner/Applicant: Teichert Construction

**County Staff:** 

Commissioner Planning: Gerry Haas (530) 745-3084 Denio - absent

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

4) 10:40 am

Start 11:26

Break 12:48-1:08

End 2:38 pm

Approved the Final EIR and Findings of Fact and Statement of Overriding Considerations and approved the Mitigation Monitoring Plan 4:2 Commissioner

and
Commissioner
Gray – no

Brentnall - no

Denied the Variance to allow entry gates 5:1

Commissioner Moss – no

Recommend to the Board to retain combining Agriculture zoning designation and add a condition prohibiting CC&R's from disallowing

5:1 Commissioner

livestock

Moss-no

Approved modification to Condition #8 to not allow a six foot solid sound wall along Olive

REZONE/ VESTING TENTATIVE SUBDIVISION MAP/ VARIANCE

RANCHO DEL ORO (PSUB 20070032)

FINAL ENVIRONMENTAL IMPACT REPORT (PEIR 20070164)

**SUPERVISORIAL DISTRICT 4 (UHLER)** 

Consider providing a recommendation to the Board of Supervisors of a request from Andregg Geomatics on behalf of Tsakopoulos Investments for a Rezone from RS-AG-B-100-PD 0.83 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre minimum), combining Planned Residential Development of .83 dwelling units per acre) to RS-B-X-42,000-DL 0.83 (Residential Single Family, combining a minimum Building Site of 42,000 square feet minimum, combining Density Limitation of .83 dwelling units per acre). The Planning Commission will also consider approval of a Vesting Tentative Subdivision (including eight open space lots and one common lot) and a Variance to allow entry gates up to 8 feet tall zero feet from the edge of right of way of Road "B" and "D" at two locations that intersect with Olive Ranch Road. The Planning Commission will also consider certification of the Final Environmental Impact Report prepared for the project.

**Project Location**: The project is located on the north side of Olive Ranch Road, approximately 0.25 mile east of Cavitt Stallman Road, in the Granite Bay area.

**APN**: 046-090-012

Total Acreage: 119.4 acres

**Zoning**: RS-AG-B-100 PD = 0.83 (Residential Single Family, combining Agriculture,

combining a minimum Building Site of 100,00 square feet (or a 2.3 acre min), combining Planned Residential Development of .83 dwelling units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC Applicant: Andregg Geomatics Owner: Tsakopoulos Investments

**County Staff:** 

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

Ranch Road 5:1 Commissioner Moss – no

Recommend to the Board of Supervisors the Rezone and **Tentative Map** along with all motions previously made based on findings and modified conditions. 4:2 **Commissioner** Brentnall and **Commissioner** Gray - no

#### 5) 12:30 pm 12:46-12:48pm

#### ZONING TEXT AMENDMENT (PZTA 20100164) SMARA (SURFACE MINING & RECLAIMATION ACT) ALL SUPERVISORIAL DISTRICTS

Approval to
Continue to the
August 26<sup>th</sup>
Planning
Commission
Hearing
6:0

Commissioner Denio - absent Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Engineering and Surveying Department for a Zoning Text Amendment to modify Section 17.56.270 of the Placer County Zoning Ordinance. The amendment will change the threshold for mining activities subject to the Surface Mining and Reclamation Act (SMARA) to be consistent with State requirements, and will include an annual fee for administering SMARA on behalf of the State's Office of Mine Reclamation (OMR). The Planning Commission will also consider a finding for a Categorically Exempt from environmental review pursuant to the provisions of Section 15307 of the California Environmental Quality Act Guidelines and Section 18.36.090 of the Placer County Environmental Review Ordinance (Class 7-Actions by regulatory agencies for protection of natural resources).

**Project Location:** Countywide **MAC Area**: All MAC areas

Owner/Applicant: Placer County Engineering and Surveying Department

**County Staff:** 

Engineering and Surveying: Rick Eiri (530) 745-7519

Planning: (530) 745-3000

Environmental Health: (530) 745-2300

6) 12:45 pm 2:38-3:16 pm

### ZONING TEXT AMENDMENT (PZTA 20090403) FOWL/POULTRY

#### ALL SUPERVISORIAL DISTRICTS

Recommended approval to the Board of Supervisors 6:0 Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Planning Department of a Zoning Text Amendment to modify the fowl and poultry section of the Placer County Zoning Ordinance to allow for the keeping of up to six chickens or hens in the RS (Residential Single Family) and RM (Residential Multi-Family) zone districts and to also allow the raising of chickens on parcels less than one-half are in

Commissioner Denio - absent the AG-(combining Agriculture) district and on parcels less than one acre in the RF (Residential Forestry) zone district. The Planning Commission will also consider adopting a Negative Declaration for the project

**Location:** Countywide (except the Tahoe Basin)

MAC Area: All MAC areas

Owner/Applicant: Placer County Planning Department

**County Staff:** 

Planning: Charlene Daniels (530) 745-3073

7) 1:00 pm 3:16-3:21 pm ZONING TEXT AMENDMENT (PZTA 20100215) ADMINISTRATIVE CITATION AND HEARING PROCESS ALL SUPERVISORIAL DISTRICTS

Recommended approval to the Board of Supervisors 6:0

Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Building Department for a Zoning Text Amendment to modify Section 17.62 of the Placer County Zoning Ordinance to establish an Administrative Citation and Hearing process which will provide remedial actions for the resolution of County landuse violations. The Planning Commission will also consider a finding for a Categorically Exempt form environmental review pursuant to the provisions of Section 15321 (a) of the California Environmental Quality Act Guidelines and Section 18.36.230 (A) of the Placer County Environmental Review Ordinance (Class 21-Enforcement actions by regulatory agencies).

Commissioner Denio - absent

**Location:** Countywide (except the Tahoe Basin)

MAC Area: All MAC areas

Owner/Applicant: Placer County Building Department

**County Staff:** 

Building: Timothy Wegner (530) 745-3010 Planning: George Rosasco (530) 745-3065

8) 1:15 pm 3:21-3:38 pm WORKSHOP – ZONING TEXT AMENDMENT(PZTA 20100216)

SETBACKS

Conducted a workshop on setbacks

**ALL SUPERVISORIAL DISTRICTS**Conduct a workshop on a request from George Rosasco, Supervising Planner on behalf

of the Placer County Planning Department for a Zoning Text Amendment to several sections of the Placer County Zoning Ordinance relating to setbacks and the definitions

of setbacks and a structure.

**Location:** Countywide (except the Tahoe Basin)

MAC Area: All MAC areas

Owner/Applicant: Placer County Planning Department

**County Staff:** 

Planning: George Rosasco (530) 745-3065

**MEETING ADJOURNED – 3:38 PM**